

164.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

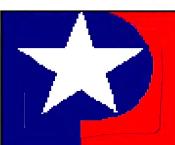
858,200 / 858,200

USE VALUE:

858,200 / 858,200

ASSESSED:

858,200 / 858,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ACTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIVITO CHERYL D	
Owner 2:	
Owner 3:	
Street 1: PO BOX 1144	
Street 2:	

Twn/City: ORLEANS	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02653	Type:
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PREVIOUS OWNER
Owner 1: HOWARD CHERYL D -
Owner 2: -
Street 1: 19 ACTON STREET
Twn/City: ARLINGTON
St/Prov: MA
Cntry
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .177 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1890, having primarily Vinyl Exterior and 1929 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Fact Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % % % % Appraised Alt % Spec J Fact Use Value Notes

104 Two Family	7713	Sq. Ft.	Site	0	70.	0.80	8	Topo	-5	433,177	433,200
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7713.000	425,000		433,200	858,200		108662
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

PREVIOUS ASSESSMENT								Parcel ID	164.0-0003-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	425,000	0	7,713.	433,200	858,200		Year end	12/23/2021
2021	104	FV	405,700	0	7,713.	433,200	838,900		Year End Roll	12/10/2020
2020	104	FV	405,600	0	7,713.	433,200	838,800	838,800	Year End Roll	12/18/2019
2019	104	FV	334,600	0	7,713.	433,200	767,800	767,800	Year End Roll	1/3/2019
2018	104	FV	334,600	0	7,713.	383,700	718,300	718,300	Year End Roll	12/20/2017
2017	104	FV	314,600	0	7,713.	321,800	636,400	636,400	Year End Roll	1/3/2017
2016	104	FV	314,600	0	7,713.	321,800	636,400	636,400	Year End	1/4/2016
2015	104	FV	264,700	0	7,713.	278,500	543,200	543,200	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HOWARD CHERYL D	40634-532		8/27/2003	Family		1	No	No			
	21375-118		8/1/1991			1	No	No	A		

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/5/2002	699	Redo Kit	27,000	O		G4	GR FY04	REM 2 KITS/BATH-NE	10/1/2018	MEAS&NOTICE	HS	Hanne S
6/2/1994	242	Porch	2,000					REPAIR PORCH	2/1/2018	Mail Update	EMK	Ellen K
									12/5/2008	Meas/Inspect	163	PATRIOT
									1/24/2000	Inspected	264	PATRIOT
									12/16/1999	Mailer Sent		
									12/7/1999	Measured	263	PATRIOT
									7/13/1993		MP	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 12 - Multi-Conver	1	2	Rating: Good	A Bath:	Rating:	OF=TOILET IN BMT.				8	15	4	Sum Area By Label :								
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:	Rating:					9	OSP (135)	5	UAT = 812								
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:					17 PAT (136)	15	FFL (135)	FFL = 997								
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:					8	TQS FFL (130)	8	TQS = 972								
Frame: 1 - Wood				A HBth:	Rating:					8			BMT = 812								
Prime Wall: 4 - Vinyl				OthrFix: 2	Rating: Average					29		29	OFF = 35								
Sec Wall:		%		OTHER FEATURES									OSP = 135								
Roof Struct: 1 - Gable				Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 1							PAT = 136								
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O										
Color: BEIGE				Fpl: 1	Rating: Average					Other											
View / Desir:				WSFlue:	Rating:					Upper											
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>								Lvl 2									
Grade: C - Average				Location:						Lvl 1											
Year Blt: 1890	Eff Yr Blt:			Total Units:						Lower											
Alt LUC:		Alt %:		Floor:																	
Jurisdct: G4		Fact: .		% Own:		REMODELING															
Const Mod:				Name:		RES BREAKDOWN															
Lump Sum Adj:				DEPRECIATION																	
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26. %																
Avg Ht/FL: STD				Functional:																	
Prim Int Wal 2 - Plaster				Economic:																	
Sec Int Wall:		%		Special:																	
Partition: T - Typical				Override:																	
Prim Floors: 3 - Hardwood				Total:	26.4 %																
Sec Floors: 6 - Ceramic Tile	20 %			CALC SUMMARY		COMPARABLE SALES															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00		Rate	Parcel ID	Typ	Date	Sale Price											
Subfloor:				Size Adj: 1.25834298																	
Bsmnt Gar:				Const Adj: 1.00188005																	
Electric: 3 - Typical				Adj \$ / SQ: 214.320																	
Insulation: 2 - Typical				Other Features: 123000																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W				NBHD Mod:																	
# Heat Sys: 2				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 577511																	
Solar HW: NO	Central Vac: NO			Depreciation: 152463																	
% Com Wal		% Sprinkled		Depreciated Total: 425048																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				PARCEL ID 164.0-0003-0005.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									